

The Lessee shall have an additional option to purchase the demised premises at any time during the twenty-fifth year of the lease term at a purchase price of \$250,000.00 by giving ninety (90) days written notice to the Lessor. If this option to purchase is not exercised, the annual agreed rental shall then be increased to \$19,400.00 net per year payable in equal installments on or before the 10th day of each month beginning with the first month of the twenty-sixth year of the lease term and such rental shall continue throughout the remainder of the lease term.

It is further understood and agreed that the Lessor is giving to the Lessee with the signing of this document, an option extending for nine (9) months from date in which to exercise this lease. The first thirty days of this option are available to the Lessee at no fee, but beginning on July 10, 1968, and subsequently on the 10th day of each succeeding month thereafter during the option period, an option fee of \$812.50 shall be due and payable to the Lessor. It is also understood and agreed that this option is on a month-to-month basis and may be renewed by the Lessee for a total of eight (8) consecutive months. This month-to-month renewal for eight (8) consecutive months may be accomplished by the Lessee's sending to the Lessor a monthly check of \$812.50 in advance. The receipt of this check shall be sufficient written notice to extend the option during this eight-month period for another month.

The Lessee may exercise this option to lease by giving to the Lessor written notice of such exercise on or

(Continued on Next Page)